



# City of Carmel

## CARMEL PLAN COMMISSION MAY 15, 2007

### Minutes

The Carmel Plan Commission met at 6:00 PM in the Council Chambers of City Hall, One Civic Square, Carmel, Indiana. The meeting opened with the Pledge of Allegiance.

Commission members present: Leo Dierckman, Jay Dorman, Wayne Haney, Kevin Heber, Brian Mayo, Rick Ripma, Carol Schleif, Sally Shapiro, Steve Stromquist, Madeleine Torres, Sue Westermeier, thereby establishing a quorum.

DOCS Staff Present: Mike Hollibaugh, Director; Angie Conn, Planning Administrator.

The Minutes from the April 17, 2007 meeting were approved as submitted.

John Molitor, Legal Counsel, had no formal report.

Department Announcement, Angie Conn: Docket No. 07030035 DP: Pro-Med Lane – Holiday Inn has been tabled to the June 19 meeting.

DOCS Director Mike Hollibaugh announced that Friday, May 18<sup>th</sup> is “Bike to Work Day.” A light breakfast will be available at the newly opened Monon Center in Central Park from 6:30 AM to 9:00 AM.

Mike Hollibaugh also announced that City Planner Matt Griffin had left City employment for a position in private sector and that Angie Conn will be the liaison for Plan Commission.

### H. Public Hearings:

#### 1H. TABLED:

##### **Docket No. 07030035 DP: Pro-Med Lane - Holiday Inn**

The applicant seeks site plan approval for a proposed full-service hotel. Elevations and an ADLS/DP Amend application will be submitted at a later date.

The site is located at 136<sup>th</sup> Street and Pro-Med Lane, and is zoned B6, within the US 31/Meridian Street Overlay. Filed by Stacey of DeBoy Land Development Services, Inc. for Justus Home Builders, Inc.

#### 2H. TABLED:

##### **Docket No. 07030037 DP/ADLS: Midland Atlantic—Market Place at West Carmel**

~~The applicant seeks site plan and design approval for a proposed one-story, 21,600-square foot retail building on 2.73 acres.~~

~~The site is located at the northeast corner of 98<sup>th</sup> Street and Michigan Road, and is zoned B3/Business, and is within the US 421 Overlay.  
Filed by Paul Reis of Bose McKinney & Evans, LLP for Midland Atlantic Properties.~~

**I. Old Business**

**11. Docket No. 07020014 Z: Westmont PUD.**

The applicant seeks to rezone property from S1/Residence to PUD for the purpose of creating a single family detached residential subdivision. The site is located at 2000 West 136<sup>th</sup> Street and is zoned S1.

Filed by Charlie Frankenberger of Nelson and Frankenberger for Platinum Properties LLC and Pittman Partners Inc.

Charlie Frankenberger, Attorney with Nelson & Frankenberger appeared before the Commission representing the applicant. Also in attendance: Steve Pittman; Neal Smith, Nick Churchill.

It was determined that what was being presented this evening was not the plan that had been forwarded to the Plan Commission and recommended for approval by the Subdivision Committee. Noticeably absent from the plan was the round about that the Committee had requested and the petitioner had agreed to institute.

Steve Pittman apologized for the omission and stated that widening the road and installing a round about were contradictory in terms of traffic calming devices.

After further discussion, the consensus of the Commission was to return this item to the Subdivision Committee for further review and resolution before action by the Plan Commission.

**Rick Ripma** made formal motion to **return Docket No. 07020014 Z, Westmont PUD** to the Subdivision Committee on June 5, 2007, seconded by Carol Schleif, **Approved 8** in favor, 3 opposed (Dorman, Mayo, Torres.)

**21. Docket No. 07020003 DP/ADLS: Carmel Orthodontics**

The applicant seeks to construct a 2-story medical office building on 2.59 acres. The site is located on the southwest corner of Carmel Drive and Guilford Road, and is zoned M-3/Manufacturing. Filed by Ashton Fritz of Schneider Engineering for Carmel Orthodontics.

Paul Reis, Attorney, Bose McKinney & Evans appeared before the Commission representing the applicant. Also present: Dr. Miller, Carmel Orthodontics; Ashton Fritz and Gary Murray, Schneider Engineering.

Steve Stromquist reported the findings of the Special Studies Committee. The proposed office building will only have access from Carmel Drive—no access on Guilford Road. The address numbers are aesthetically in keeping with the project, but the numbers are 14” tall and exceed the allowable size. The petitioner will be going before the Board of Zoning Appeals for approval of the size of numerals in the address. The petitioner committed to leaving the tree buffer intact on the south side of the property due to the presence of a drainage easement. The Committee voted unanimously to recommend approval to the full Commission.

Department Report, Angie Conn: The Department is recommending approval after all engineering issues have been addressed. Scott Brewer, Urban Forester, has approved the landscape plan.

Rick Ripma made formal motion to approve **Docket No. 07020003 DP/ADLS Carmel Orthodontics**, seconded by Susan Westermeier, APPROVED 11-0.

There was no further business to come before the Commission and the meeting adjourned at 6:55 PM.

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Leo Dierckman, President

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Ramona Hancock